034.0	0003	0019.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 541,900 / 541,900
					USE VALUE: 541,900 / 541,900
					ASSESSED: 541,900 / 541,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMILL CHRISTOPHER W &
Owner 2:	THORSTENSON ELIZABETH L
Owner 3:	
Street 1:	95 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROBINSON DANA -
Owner 2:	-
Street 1:	95 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,975 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Clapboard Exterior and 1188 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2975.000	216,000		325,900	541,900
Total Card	0.068	216,000		325,900	541,900
Total Parcel	0.068	216,000		325,900	541,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.14 | /Parcel: 456.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 23520

GIS Ref

GIS Ref

Insp Date 12/07/18

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PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,100	0	2,975.	325,900	542,000	542,000	Year End Roll	12/18/2019
2019	101	FV	164,100	0	2,975.	295,400	459,500	459,500	Year End Roll	1/3/2019
2018	101	FV	164,100	0	2,975.	280,100	444,200	444,200	Year End Roll	12/20/2017
2017	101	FV	164,100	0	2,975.	244,400	408,500	408,500	Year End Roll	1/3/2017
2016	101	FV	164,100	0	2,975.	208,800	372,900	372,900	Year End	1/4/2016
2015	101	FV	143,500	0	2,975.	193,500	337,000	337,000	Year End Roll	12/11/2014
2014	101	FV	131,000	0	2,975.	160,400	291,400	291,400	Year End Roll	12/16/2013
2013	101	FV	131,000	0	2,975.	152,800	283,800	283,800		12/13/2012

PRINT

Date	Time
12/10/20	18:08:40

LAST REV

Date	Time
06/13/19	09:53:00

danam

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINSON DANA,	63643-274		5/21/2014		355,000	No	No		
ROBINSON DONNA	62345-199		7/30/2013	Convenience	99	No	No		
HAYNES ROXANN K	44704-353		2/28/2005		329,900	No	No		
PARSE JOSEPH B	43901-343		10/15/2004	Family	99	No	No		
LONSDALE FREDER	27258-542		5/1/1997		117,000	No	No		Y

USER DEFINED

Prior Id # 1:	23520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2019	185	Redo Kit	40,160	C				
10/26/2004	852	Wood-Sto						
10/4/2001	509	Addition	50,000	C		G4	GR FY04	ADDITION TO ATTIC-
11/18/1997	702	Fireplac	1,200					FIREPLACE

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Entry Denied	372	PATRIOT
6/13/2005	MLS	HC	Helen Chinal
2/20/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
8/11/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2975		Sq. Ft.	Site		0	64.	1.71	3									325,921						325,900	

Total AC/HA:	0.06830	Total SF/SM:	2975	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	325,921	Spl Credit		Total:	325,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94340563
Adj $ / SQ:	127.360
Other Features:	96650
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265363
Depreciation:	49358
Depreciated Total:	216005

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

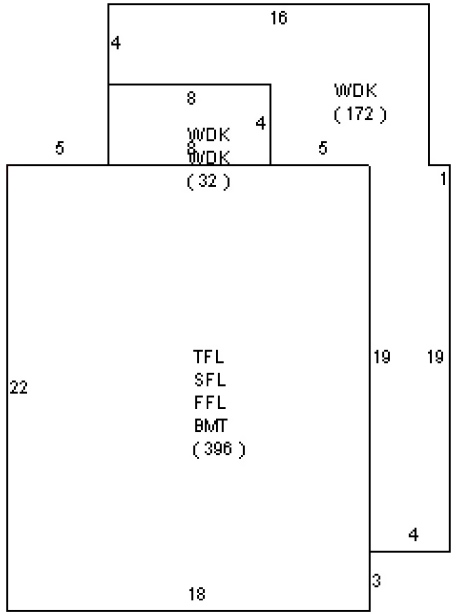
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.36
Special Features:	0	Val/Su Net:	118.68
Final Total:	216000	Val/Su SzAd	181.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	38.210	15,130
FFL	First Floor	396	127.360	50,434
SFL	Second Floor	396	127.360	50,434
TFL	Third Floor	396	127.360	50,434
WDK	Deck	236	9.660	2,279

Net Sketched Area:	1,820			Total:	168,711
Size Ad	1188	Gross Are	1820	FinArea	1188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	